



July 17, 2000

Memorandum

TO: Members of the Clarksburg Town Center Site Plan Review Team :
Cathy Conlon, EPD; Ron Welke, TPD; Sara Navid, DPS; Jeff Riese,
DPWT; Greg Leck, DPWT; Leo Galanko, DPS; Karen Kumm, CBP;
Tanya Schmieler, PPRA; Lyn Coleman, PPRA; Janice Turpin, MCPS;
Greg Cooke, MDSHA; Gwen Marcus, HPC; John Carter, CBP.

FROM: Wynn Witthans, Development Review *WW*

RE: Clarksburg Town Center
Concept Plan Review

Please review the following concept plan of the proposed revisions to Clarksburg Town Center. The plan reflects some new and old concepts when compared to the approved site plan and the approved project plan. We anticipate handling some of the changes at a staff level and some may have to go for Planning Board approval. We will decide when we go over the changes more fully. The unapproved sections will obviously have to go through the full Site Plan approval process.

The development team for the project has changed - the project will be developed by Terrabrooke Developers with Tracy Graves as Project Manager (703-858-7308). The site planning will be headed by SKG Architects and Planners (contact person will be Steve Gang @ 301-654-9300) and civil engineering will be handled by CPJ Engineers, Les Powell @ 301-434-7000 contact person.

This drawing will be discussed more fully at a meeting on July 26, 10:30 am - 12:00 pm in the atrium conference room at MRO, 8787 Georgia Avenue. Please notify me if you plan to come or if you can't come and have comments to for our discussion.

Clarksburg Town Center

Summary of Revised Master Plan

SKG Architects & Planners

Date: July 13, 2000

The revised master plan for Clarksburg Town Center endorses the foundation set in the County's Master Plan and subsequent approvals. The goal of the revised plan is to improve the variety of unit types provided. Pursuant to Condition 38 of the Site Plan Approval for Phases 1A and 1B, the proposed changes were envisioned to be administered by the staff. The following is a summary of the revised Clarksburg Town Center master plan:

- Mixed Use Design

1. Plan has been adjusted to provide vertical uses in the Town Center Area (e.g. Residential over retail).
2. The Civic Building has shifted northeast towards the center of town.

- Block Design

1. The approved site plan consisted of one single-family detached lot size, one townhome lot size, and two multi family building types.
2. The revised Master Plan envisions a variety of unit types and sizes that are generally on the same block. The revised Master Plan has 6 different single-family detached lot widths, 6 different townhome lot widths and 7 different types of multi-family dwellings.

- Environmental Guidelines/Storm Water Management

1. Conceptually no change in size and locations. Minor adjustments in the location of water quality facilities will occur due to the revised parking strategy, as outlined below.
2. Impervious area is not anticipated to be increased.

- Streets

1. Framework Streets are the same right-of-way width and location per the approved Site Plan and Project Plan.
2. Certain non-framework streets have been reduced in width.
3. A diagonal road has been added from the town square to the church.
4. A Street has been added in front of the townhomes along the northern section of the storm water management pond in Section 1B.
5. The majority of streets are public. The few private streets may be public if the county is willing to accept the design of these streets.

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- Parking Strategies

1. Part of the required parking is provided on street (Was approved as Project Plan waiver).
2. Parking for the single family and townhomes are predominately located in garages off alleys.
3. Part of the multi-family parking is located in internal garages, thus parking areas for the multi-family has been reduced.
4. Parking for the mixed-uses in the Town Center in under review.

- Recreation

1. Facilities will include two clubhouses with swimming pools, tot-lots, hiker biker trails, and facilities in public and private parks.
2. Swimming pool and clubhouse in the Phase 1B has been relocated facing the square.
3. No conceptual change in School/Park site.